

63-21
1123WARRANTY DEED
Joint TenancyTRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS

003046

That, Lloyd Francis Cutting of East Vassalboro, County of
Kennebec and State of Maine and Joan Clark Markiewicz of Durham,
County of Androscoggin, State of Maine

in consideration of One Dollar and other valuable considerations

paid by Richard A. Foss, Jr. and Mary L. Foss, both of
Winslow, County of Kennebec, State of Maine

the receipt whereof, we do hereby acknowledge, do hereby give,
grant, bargain, sell and convey unto the said Richard A. Foss,
Jr. and Mary L. Foss

as joint tenants and not as tenants in common, their heirs and
assigns forever,

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforegranted and bargained premises,
with all the privileges and appurtenances thereof to the said
Richard A. Foss, Jr. and Mary L. Foss as joint tenants and not as
tenants in common, their heirs and assigns, to their own use and
behooof forever.

AND we do COVENANT with the said Grantees, their heirs and
assigns, that we are lawfully seized in fee of the premises that
they are free of all encumbrances.

That we do have good right to sell and convey the same to
the said Grantees to hold as aforesaid; and that we and our heirs
successors shall and will WARRANT and DEFEND the same to the said
Grantees, their heirs and assigns forever, against the lawful
claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Lloyd Francis Cutting and
Joan Clark Markiewicz, relinquishing and conveying all rights by
descent and all other rights to the above-described premises,
have hereunto set our hands and seals this 31st day of January,
in the year of our Lord one thousand nine hundred ninety-four.

SIGNED, SEALED AND DELIVERED,
IN PRESENCE OF

Beatrice Dostie

to Beak

Lloyd Francis Cutting
Lloyd Francis Cutting

Joan Clark Markiewicz
Joan Clark Markiewicz

By Lloyd Francis Cutting
Lloyd Francis Cutting under
Power of Attorney dated December
8, 1993

STATE OF MAINE
County of Kennebec



January 31, 1994

Personally appeared the above-named Lloyd Francis Cutting,
Individually and as attorney in fact for Joan Clark Markiewicz
and acknowledged the foregoing instrument to be his free act and
deed in his said capacity.

Before me,

BEATRICE DOSTIE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 25, 1999

Beatrice Dostie
Notary Public

SCHEDULE A

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine, more particularly described as follows:

Starting at a point in the easterly line of Central Avenue, which line is sixty-five (65) feet from the point of intersection of the easterly line of Central Avenue and the southerly line of Hazelwood Avenue; thence to the south along the easterly line of Central Avenue a distance of sixty-five (65) feet; thence to the east parallel to the southerly line of Hazelwood Avenue a distance of approximately one hundred ten (110) feet to the westerly line of land now or formerly of Anna B. Fitzgerald; thence to the north along the westerly line of said Fitzgerald a distance of sixty-five (65) feet; thence to the west a distance of approximately one hundred eight (108) feet to the point of beginning.

The above described lot is subject to the following restrictions, which are to run with the land, to wit:

1. No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space.
3. No double-decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than Six Thousand (\$6,000.00) Dollars.
5. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.
6. No animals of any kind shall be kept on the premises excepting, however, household pets.
7. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

BEING all and the same premises acquired by Lloyd Francis Cutting and Joan Clark Markiewicz by Warranty Deed from Grace H. Cutting dated January 5, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4313, Page 1.

RECEIVED KENNEBEC SS.

94 FEB -1 AM 2:27

ATTEST: *Anna Ruth Mann*
REGISTER OF DEEDS